

MISSISSIPPI  
WARRANTY DEED

2/07/08 10:09:04 65  
BK 578 PG 89  
DESOTO COUNTY, MS  
M.E. DAVIS, CH CLERK

THIS INSTRUMENT WAS PREPARED BY  
IVAN D. HARRIS, ATTORNEY  
C/O GRIFFIN, CLIFT, EVERTON AND THORNTON  
6489 QUAIL HOLLOW, SUITE 100  
MEMPHIS, TN 38120  
(901) 752-1133

**THIS INDENTURE**, made and entered into as of the 5th day of February, 2008 by and between

**MITZI SIMMONS YORK and JAMES D. YORK, JR., wife and husband**

hereinafter referred to as party of the first part, and

**COURTNEE YATES, an unmarried person**

hereinafter referred to as party of the second part.

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey, warrant and confirm unto the said party of the second part of the following described real estate, situated and being in the county of DESOTO, State of MISSISSIPPI:

Lot 1722, Section G, Southaven West Subdivision, situated in Section 22, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 3, Page 31, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

James D. York, Jr. husband of Mitzi Simmons York, Grantor herein, joins in the execution of this Warranty Deed for the express purpose of conveying any and all marital rights which he may have in and to the above described property by virtue of his marriage to the said Mitzi Simmons York, but does not join in the covenants and warranties contained herein.

Being the same property conveyed to the Grantor herein by Warranty Deed of record in Book 451, Page 507, in the Chancery Clerks Office of DeSoto County, Mississippi.

Mitzi Simmons York covenants that she is one and the same person and formerly known as Mitzi Simmons, as shown in Warranty Deed of record in Book 451, Page 507, in said Chancery Clerk's Office.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 3, Page 31 and Restrictions in Book 58, Page 106 and Book 75, Page 165 all in the Chancery Clerk's Office of DeSoto County, Mississippi.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered except:

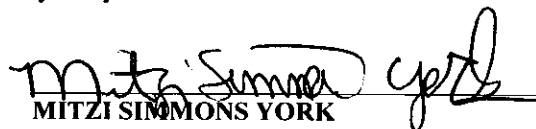
2008 County of Desoto taxes not yet due and payable, all of which the parties of the second part herein assume and agree to pay.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

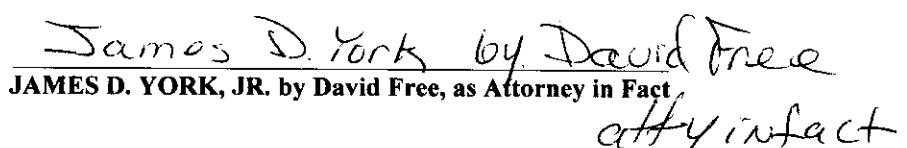
The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

\_\_\_\_\_

  
MITZI SIMMONS YORK

\_\_\_\_\_

  
JAMES D. YORK, JR. by David Free, as Attorney in Fact  
att'y in fact

Griffin Clift e

2

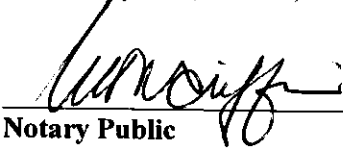
• **INDIVIDUAL**

BK 578 PG 90

**STATE OF TENNESSEE    )**  
**COUNTY OF Shelby    )**

Before me, the undersigned, a Notary Public of said County and State and County duly commissioned and qualified, personally appeared **Mitzi Simmons York**, to me known to be the person (s) described in and who executed and delivered the foregoing instrument, and acknowledged that **she** executed the same for the purposes therein contained.

Witness my hand, at office, this **5th** day of **February**, 2008.

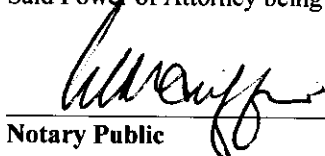
  
\_\_\_\_\_  
Notary Public

My Commission Expires: 08/30/08



**COUNTY OF TENNESSEE    )**  
**STATE OF SHELBY    )**

On the **5<sup>th</sup>** day of **February**, 2008, before me personally appeared **David Free**, to me known to be the person described in and who executed and delivered the foregoing instrument on behalf of **James D. York, Jr.**, as his attorney in fact and acknowledges that **he** executed the same as the free act and deed of the said **James D. York, Jr.**, Said Power of Attorney being recorded in Book 124, page 206, Register's Office for said County and State.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 08/30/08



Return to:  
Griffin Clift Everton & Thornton , PLLC  
6489 Quail Hollow Drive #100  
Memphis, TN 38120  
901-752-1133

SEND TAX BILLS TO:  
Courtnee Yates  
2054 Brookhaven  
Southaven, MS 38671

PROPERTY ADDRESS:  
2054 Brookhaven  
Southaven, MS 38671

MAP PARCEL NUMBER:  
1085.2207.01722.00

GRANTOR'S ADDRESS  
Mitzi Simmons York  
1841 Brookhaven  
Southaven, MS  
38671

GRANTEE'S ADDRESS:  
Courtnee Yates  
2054 Brookhaven  
Southaven, MS 38671

File Number: C2113899/MPB

\* 662-4043197 HOME PHONE 662-253-5741 HOME PHONE  
901-372-8210 WORK PHONE 901-531-1439 WORK PHONE

\*662 4043197